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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Stephanie Bryant
Development Control
Horsham District Council
Parkside
Chart Way
Horsham
RH14 1RL

Date 11th November 2024

Dear Stephanie,

RE: DC/24/1538 – Land to the south of Furners Lane, Henfield, West Sussex

Thank you for your consultation on the above site, received on 22nd October 2024. We have reviewed the application as submitted and wish to make the following comments.

This is a full planning application for the erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) & Drainage Strategy relating to:

- The application is not in accordance with the NPPF, PPG Flood risk and coastal change or Policy 38 in Horsham District Planning Framework.
- Further investigations into above ground SuDS features need to be fully explored before pumped solution is proposed.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the issues highlighted below are adequately addressed:

1. The use of a pumped solution and the attenuation tank is not a sustainable way of draining the site. The topographic survey shows that there is a ditch in the north of the site which must be maintained as a ditch and not infilled and that there is a

ditch along Furners Lane. These must be ruled out as ways of draining the site before looking at other options.

2. No infiltration testing or winter groundwater monitoring has been submitted.
3. There is no evidence that Southern Water agree in principle about connecting to their surface water sewer.
4. The drainage layout must have the levels of the features on.
5. In the calculations, a Cv value of 1, additional storage of 0 and FEH 2022 rainfall is needed.

Once the investigation into the ditches has been completed, we will provide further comments if a pump is essential, however a pump is not a sustainable solution.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Drainage Strategy Layout by Abstract Consulting, 20.09.2024, revision P02

Flood Risk Assessment by Abstract Consulting, 20.09.2024, revision P02

Drainage Strategy Report by Abstract Consulting, 20.09.2024, revision P03